



**ఆంధ్రప్రదేశ్ రాజపత్రము**  
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**PART I EXTRAORDINARY**

**No.190**

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**NOTIFICATIONS BY GOVERNMENT**

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M) DEPARTMENT**

VISAKHAPATNAM METROPOLITAN REGION DEVELOPMENT AUTHORITY - CHANGE OF LAND USE FROM RESIDENTIAL LAND USE TO COMMERCIAL LAND USE FOR AN EXTENT OF 4072.52 SQ. MTS IN SY. NOS. 101/1, 9 & 10 OF AGANAMPUDI (V), GAJUWAKA MANDAL, VISAKHAPATNAM DISTRICT APPLIED BY SRI YARLAGADDA VENKANNA CHOWDARY, DESIGNATED PARTNER OF M/S KAVYA AVENUE LLP.

**[G.O.Ms.No.91, Municipal Administration & Urban Development (M) Department, 25<sup>th</sup> February, 2019]**

**APPENDIX**  
**NOTIFICATION**

The following variation to the land use envisaged in the Master Plan of Visakhapatnam which was sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006, is proposed in exercise of the powers conferred by Sub-section (1) of Section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act,2016.

**VARIATION**

The site in Survey Nos. 101/1P, 9P, 10P of Aganampudi (V), Gajuwaka Mandal, Visakhapatnam District admeasuring an area of 4072.52 Sq. Mts. The boundaries of which are given in the schedule below, which was earmarked for Residential land use (already approved from Institutional land use to Residential land use vide G.O.Ms. No. 59 MA&UD (H2) Department, dated 16.03.2016) in Master Plan of Visakhapatnam Metropolitan Region Development Authority sanctioned in G.O.Ms.No.345, Municipal Administration & Urban Development (H2) Department, Dated:30.06.2006 is now designated as Commercial land use by variation of change of land use, which was shown in Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority Visakhapatnam, subject to the following conditions:-

1. the applicant shall handover the road affected area of the site to the authority concerned through registered gift deed at free of cost.
2. the applicant shall obtain approval of building plans for construction of buildings from GVMC, Visakhapatnam and Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, as the case may be, duly paying necessary charges, as per rules in force.
3. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority / GVMC, Visakhapatnam, before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
4. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
5. the owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

#### SCHEDULE OF BOUNDARIES

North : Land belongs to Kavya Avenues LLP in Sy. No. 101/1P, 9P, 10P of Aganampudi (V), Gajuwaka (M)

East : Existing 11.89 Mts to 15.77 Mts road proposed to 100'(30M) wide Aganampudi steel plant General Hospital road.

South : Existing drain

West : Land belongs to Kavya Avenues LLP in Sy. No. 101/1P, 9P, 10P of Aganampudi (V), Gajuwaka (M).

R. KARKIKAL VALAVEN  
PRINCIPAL SECRETARY TO GOVERNMENT